

9A FOUR OAKS ROAD  
SUTTON COLDFIELD  
B74 2XP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A wonderful bespoke detached family home in sought after Four Oaks location.

### Accommodation

#### Ground floor:

Porch entry with double doors

Entrance door with double doors

Reception hallway

Drawing room with Log-burner fireplace

Second Reception room/ Dining room

Open plan kitchen with central Island with breakfast bar, integrated appliances encased in beautiful warm wooden cabinets and window overlooking the rear garden with white granite work surfaces, white cabinetry,

Breakfast/ family dining area with bi-fold doors opening onto the rear garden patio for Alfresco dining

Utility room

Guest WC and cloak room

Wooden with inlaid glass panes Staircase to first floor

#### First Floor:

First floor landing

Principal bedroom with walk-in dressing room, overlooking the rear garden and having ensuite shower room

Bedroom number two with built-in wardrobes, ensuite shower room and overlooking the rear garden

Bedroom number three with bow Bay windows overlooking the front of the property, having built-in wardrobes and ensuite shower room with a built in steam bath in the shower

Bedroom number four with built in wardrobes over looking the front of the property

Family Bathroom with a stunning spa style bathtub and separate shower

Double doors to Office with French doors opening onto a balcony overlooking the front of the home

Wooden with inlaid glass panes Staircase to second floor

#### Second floor:

Second floor landing

Bedroom number five with three skylights and Bathroom with stunning bathtub, and skylight.

#### Gardens and Grounds:

Secure, gated electronic driveway

Pristine paved driveway

Mature landscaping with trees and shrubs

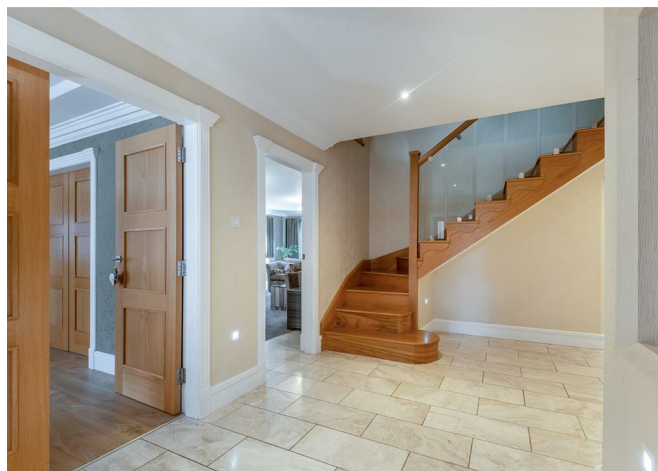
Striking and elegant façade

Private, fenced rear garden

Spacious rear garden with lawn, water fountain, shed, greenhouse, patio, mature trees, pathways, and seating areas

EPC Rating: TBC

Approx. floor area: 3,488 Sq



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

## Situation

Nestled within the exclusive Four Oaks area and conveniently positioned near Sutton Park, one of Europe's largest urban parks, this property offers an idyllic setting for outdoor enthusiasts, with opportunities for walking, golf, and various other activities. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits. The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

## Description of Property

Nestled behind secure, electronically operated gates and approached via an immaculate paved driveway, this imposing and beautifully presented home is a perfect harmony of timeless charm and contemporary comfort. Framed by mature trees, manicured hedges, and landscaped gardens, the property boasts an impressive façade that immediately sets the tone for the elegance found within.

### Ground Floor

Upon entering through a welcoming porch with double doors, guests are greeted by a pair of grand entrance doors leading into a generous reception hallway, setting a graceful introduction to the home's refined interiors. The property offers two exquisite drawing rooms, each tailored for comfort and style. The drawing room features a characterful log-burner fireplace and a striking bow bay window that offers serene views of the front garden. The Second Reception room/Dining room, ideal for hosting or relaxing, boasts a contemporary Clearview log-burner fireplace, Dolby atmos 7.1 cinema surround system built in which is great for watching movies or partying, and bi-fold doors that open seamlessly onto the rear patio — perfect for entertaining or enjoying peaceful garden views. This room connects directly to the heart of the home: a stunning open-plan kitchen. The kitchen is a true culinary delight, showcasing a central island with breakfast bar, integrated appliances, and bespoke wooden cabinetry paired with crisp white granite worktops. A rear-facing window offers lovely garden views while flooding the space with natural light. Adjacent to the kitchen is a spacious breakfast and family dining area, also fitted with bi-fold doors, extending effortlessly onto the garden patio — ideal for alfresco dining and summer gatherings. Practicality is not forgotten, with a well-equipped utility room, a guest WC, and cloakroom also on this level. A beautifully crafted wooden staircase with inlaid glass panes ascends gracefully to the upper floors.

### First Floor

The first floor landing offers access to the home's main sleeping quarters and an elegant home office. The principal bedroom is a luxurious retreat, featuring a walk-in dressing room, garden views, and a beautifully appointed

ensuite shower room. The second bedroom enjoys views of the rear garden and benefits from built-in wardrobes and its own ensuite. The third bedroom is a standout space with bay windows overlooking the front of the property, built-in wardrobes, and a stylish ensuite shower room, that has a built in steam bath in the shower. A fourth bedroom, also overlooking the front garden, includes built-in wardrobes, and a spacious family bathroom completes the level, offering a spa-style bathtub, separate shower, and elegant finishes — the perfect setting for relaxation. Adding to the home's versatility, a set of double doors leads to a sophisticated office space with French doors that open onto a private balcony, overlooking the front of the home — a serene setting for work or quiet reflection.

Another stunning wooden staircase with inlaid glass panes leads to the second floor.

### Second Floor

The top floor is a peaceful and private haven, ideal for guests, older children, or live-in help. The fifth bedroom features three skylights, creating a bright and welcoming atmosphere. A stylish bathroom, complete with a freestanding bathtub and a skylight, completes this floor and offers comfort and luxury in equal measure.

### Gardens and Grounds

The grounds surrounding this exceptional home are as thoughtfully designed as the interiors. A secure, gated driveway offers privacy and curb appeal, while the fenced rear garden offers a tranquil, secluded escape.

The rear garden is generously laid to lawn, with mature trees and evergreens creating a serene, natural canopy. A stone-paved patio is the perfect backdrop for outdoor entertaining or alfresco dining, while a focal-point water fountain adds a touch of grandeur. The garden also includes a large garden shed, greenhouse, and a stone-paved pathway leading from the rear of the garden to the home. Thoughtfully positioned wooden benches provide ideal spots to sit and enjoy the peace and beauty of the surroundings.

### Distances

Streetly Village - 0.7 miles  
Sutton Coldfield Town Centre - 1.1 miles  
Birmingham - 8.7 miles  
Lichfield - 7.7 miles  
M6 Toll (T5) - 11.1 miles  
M6 (T7) - 9.7 miles  
M42 (J9) - 7.4 miles  
Birmingham International - 16 miles  
NEC - 14.7 miles  
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

### Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5127, at the roundabout continue straight onto Four Oaks Road/A454 turning left onto Luttrell Road and the property will be on your right.

### Terms

Tenure: Freehold





Local Authority: Birmingham City Council  
Tax Band: G

Average area broadband: 500 Mbs full fibre

#### Services

We understand that mains water, gas and electricity are connected.

#### Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

#### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles  
0121 362 7878.

#### Disclaimer

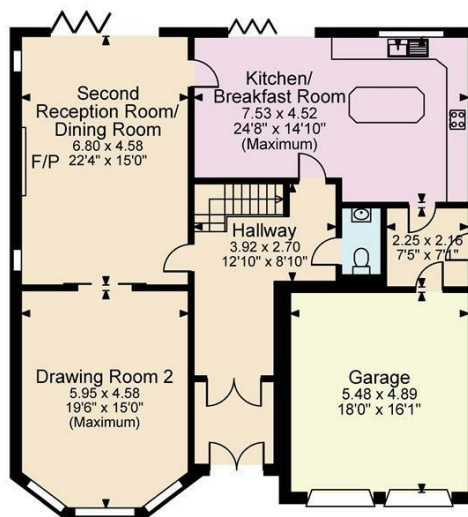
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: July 2025  
Particulars prepared: July 2025

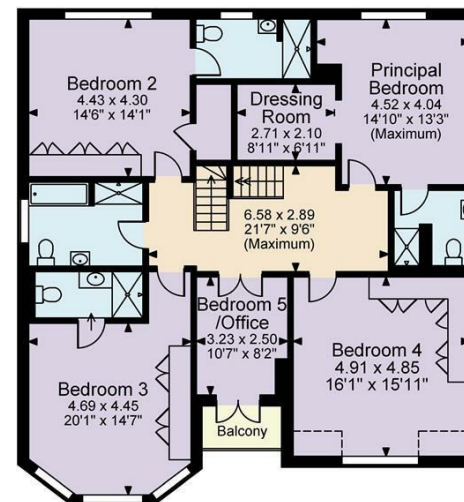
#### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

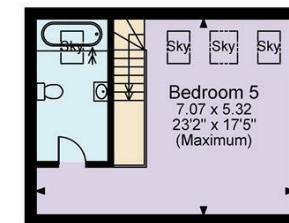
Four Oaks Road, Sutton Coldfield  
Approximate Gross Internal Area  
Main House = 3200 Sq Ft/297 Sq M  
Garage = 288 Sq Ft/27 Sq M  
Balcony external area = 27 Sq Ft/3 Sq M  
Total = 3488 Sq Ft/324 Sq M



Ground Floor



First Floor



Second Floor

#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657682/KRA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com